**Guilford Association Board – September 22, 2021 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (12): Tom Hobbs, Margaret Alton, Josh Angulo-Bartlett, Cathy Boyne, Emily Brennan, Elizabeth Comer, Clarke Griffin, Jeremy Hoffman, Chris Lyon, Kelly Maher, Brandon McCullough, Richard Yost

BOARD MEMBERS ABSENT (6): Tim Chriss, Carl Coscia, Sarah Crowe, Lee Miller, Dawn Moore, Bill Reinhoff

OTHER ATTENDEES: Councilmembers Mark Conway and Odette Ramos, Major Jeffrey Shorter (BPD-Northern District), David Pontious (Councilman Conway’s office), Pat Gorman (Carrollton Condominiums), Patrick Nolan (GA)

**Motion to approve the June 2021 minutes; all in favor**

**Major Shorter Introduction** (Tom H.)

Guilford has employed a private security firm (currently Wolf Professional Security) for >20 years. Chris Lyon is Security Committee lead. Major Shorter began career 28 years ago in Northern District, and is still friends with our former Major Gibson.

**Security Committee Update (Chris L.) with Major Shorter**

Thefts have increased lately, but no violent crimes in Guilford. Major Shorter indicated that juveniles (aged 13 to 17) have been the perpetrators of carjackings in the City, and there has been an uptick in carjackings since schools resumed. He suggested intervention measures, not a heavy-handed approach to juveniles. BPD’s Foxtrot helicopter has been successful in tracking stolen vehicles. Most of the recent violent crimes in the City are amongst persons that know each other, not random acts; need to mediate conflicts before violence.

Kelly M. asked about JHU’s private security force; no comment from Major Shorter.

Cathy B. asked about removing skaters/loiterers from along the former reservoir; Major Shorter suggested engaging with the skaters and/or directing them to Roosevelt Skate Park.

Major Shorter mentioned the many requests for No Parking signs along Sherwood Gardens. He will continue to push for permanent signage and will send Sergeant Veney to assess the need / take photos of the area. Pat to provide GA communication with City on the issue.

**Councilwoman Ramos (District 14) Update**

Greenmount Ave/York Rd Construction – meeting scheduled with DOT on Sept 28. Conduits have been installed, some additional water pipeline work, BGE has some work to complete, sidewalks are being restored, streetscaping and street restoration/re-surfacing are upcoming. York Court #3 water leak(s) are being worked on. Legislation to remove parking restrictions on Greenmount Ave. has been introduced. Speed reductions are needed.

Odette will continue to keep Brandon in the loop. She is starting Keep District 14 Clean Campaign; asking for volunteers.

**Councilman Conway (District 4) Issues / Update**

Guilford Elementary School (Kelly M.) – located in Guilford / National Register Historic District and must abide by Deed & Agreement. Eight (8) expressions of intent, but no RFPs issued by the City…hoping for more interest in the former school, especially from charter schools. Uses proposed by respondents included housing, manufacturing/sales, charter school, K-12 school/church, and Loyola U. facility. Councilman Conway has been involved with repurposing the building and toured the facility – building in decent condition, but addition is not. Asbestos removal likely in the $3MM range. Association needs to better define what is deemed ‘educational usage’. Adjacent neighbors along Eastway and Northway are very interested in school’s reuse and should be updated.

Loyola U. Parking Triangle (Cathy B.) – will be vacated by construction crews shortly; Loyola plans to use for student parking. Guilford will not support ingress/egress onto Underwood Rd and requested plants/screen buffer between parking lot and homes. Loyola U. meeting on Sept 24. Section 106 of NHPA still may be required, as located in historic district.

Traffic Triangle at intersection of Greenway/Northway/Millbrook Rd (Cathy B.) – DPW and DOT involved. Requested triangle for >10 years. There are buried utilities but should be able to construct and raise manholes to plantings level. Guilford will plant and maintain greenery in the triangle. Councilman Conway to follow up with DPW/DOT.

LED Streetlights (Pat N.) – DOT has replaced some streetlamps with acceptable LED, lower intensity bulbs, but work is incomplete and sporadic. DOT has not kept track of what has been completed. South of E 39th St. appears to be mostly complete. Councilman Conway to follow up with DOT and be copied on emails to our DOT contacts.

York Road Partnership Traffic Study (Kelly M.) – federally funded study to use York Rd as a major thoroughfare from City center to Baltimore County.

Councilman Conway wrap-up

List of dead trees and associated 311 tickets provided to Councilman Conway and City Forestry on Sept 22. Trees were not removed during height of pandemic.

Upcoming quarterly meeting with BPD to discuss violence along York Rd

Applications for Homeowners’ Property Tax Credits are due Oct 1

**Committee Reports and Updates**

Financials (Tom H.)

Financials through Aug 2021 provided to Board members. In good shape; surplus is predicted. The proposed 2022 budget will be presented at the Nov annual meeting.

Motion to increase rates $0.20 / 100 sq ft, for mandatory fees as allowed in Deed & Agreement…all agreed to increase in 2022 maintenance fees.

Discussion to use maintenance fees to fund GSP to increase hours and eventually reduce or curtail separate GSP fee.

York Ct properties will require increased assessments to continue to fund maintenance at current level and improve sidewalks, etc.

Annual Meeting / Board of Managers (Tom H.)

Planning to be in-person. Several Board vacancies including resignations of Carl C., Lee M., Dawn M., and Bill R. by end of 2021. Nominating Committee has been formed to interview 5-6 Board candidates. Board needs to have 12 to 20 members.

Traffic Committee

Resident requested install of speed bumps along Greenway – DOT has installed Stop signs at cross streets; speed bumps will not be requested without further study and resident involvement. Vehicles not stopping at Stop sign at Wendover Rd is an issue.

Highfield House wants parking restrictions removed to allow more street parking. Guilford will not support without further study. Highfield and other condos have garages but Highfield residents want unrestricted street parking option.

Events Committee (Kelly M.)

Movie Night planned for Oct 16 in Sunken Park.

Halloween Parade and Holiday party are unlikely due to Covid-19 concerns.

Parks Committee (Margaret A.)

*Sherwood Gardens* – irrigation system completed at cost of ~$100k. Installers to monitor operation weekly. Planting beds have been redesigned, some with bluestone pavers. New trees and shrubs will be planted to provide more variety and color and to replace lost trees and shrubs. More tulips and summer flowers will be planted for 2022. Several inappropriate/unapproved uses of SG led to more restrictive Park Guidelines, however, enforcing Guidelines is difficult even for Wolf Security. SG has been aerated and reseeded, in part to attempt to remove Lesser Celandine weed. Annual Appeal has received $29k; all Board members should donate.

*Chancery Square* – finalized work and plantings have been established.

*Gateway Park* – Soccer Shots and frequent usage observed.

*Sunken Park* – erosion control / ground cover needed.

*Little Park* – several near-by City-owned dead trees need to be removed.

Architectural Committee (Tom H.)

Received and reviewed 78 applications to date. Lost several committee members because of moves from Guilford. Jonathan Sandoval (architect) joined and Ann Giroux returned to Committee. In addition to review of proposed exterior changes, every home listed for sale needs to be reviewed by a Committee member; a checklist has been developed.

No other business – Meeting concluded at 9:17 pm